

In re:
Seaton Investments, LLC
Debtor

Case No. 24-12079-VZ
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0973-2
Date Rcvd: Nov 04, 2024

User: admin
Form ID: pdf042

Page 1 of 3
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 06, 2024:

Recip ID	Recipient Name and Address
db	+ Seaton Investments, LLC, 264 S Oakhurst Dr, Beverly Hills, CA 90212-3504

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 06, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 4, 2024 at the address(es) listed below:

Name	Email Address
Avi Edward Muhtar	on behalf of Interested Party Avi Muhtar amuhtar@crowndandstonelaw.com
Bruce D Poltrock	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC bpoltrock@frandzel.com, achase@frandzel.com
Carol Chow	on behalf of Debtor Alan Gomperts Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Susan Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Daniel Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Christopher Cramer	on behalf of Interested Party Courtesy NEF secured@becket-lee.com

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TOTAL: 54

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Derrick Talerico (SBN 223763) dtalerico@wztslaw.com David B. Zolkin (SBN 155410) dzolkin@wztslaw.com WEINTRAUB ZOLKIN TALERICO & SELTH LLP 11766 Wilshire Boulevard, Suite 730 Los Angeles, CA 90025 Telephone: (424) 500-8552</p> <p><input checked="" type="checkbox"/> Attorney for Debtor <input type="checkbox"/> Movant appearing without an attorney</p>	<p>FOR COURT USE ONLY</p> <div style="border: 1px solid black; padding: 10px; text-align: center;"><p>FILED & ENTERED</p><p>NOV 04 2024</p><p>CLERK U.S. BANKRUPTCY COURT Central District of California BY carranza DEPUTY CLERK</p></div>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA -LOS ANGELES DIVISION	
<p>In re:</p> <p>SEATON INVESTMENTS, LLC, <i>et al.</i>,</p> <p style="text-align: center;">Debtors and Debtors In Possession.</p> <hr/> <p><input type="checkbox"/> Affects All Debtors. <input type="checkbox"/> Affects Seaton Investments, LLC <input type="checkbox"/> Affects Colyton Investments, LLC <input checked="" type="checkbox"/> Affects Broadway Avenue Investments, LLC <input type="checkbox"/> Affects SLA Investments, LLC <input type="checkbox"/> Affects Negev Investments, LLC <input type="checkbox"/> Affects Alan Gomperts <input type="checkbox"/> Affects Daniel Halevy <input type="checkbox"/> Affects Susan Halevy</p> <p style="text-align: right;">Debtor(s).</p>	<p>LEAD CASE NO.: 2:24-bk-12079-VZ</p> <p>Jointly Administered with Case Nos.: 2:24-bk-12080-VZ; 2:24-bk-12081-VZ; 2:24-bk-12082-VZ; 2:24-bk-12091-VZ; 2:24-bk-12074-VZ; 2:24-bk-12075-VZ and 2:24-12076-VZ</p> <p>CHAPTER: 11</p> <div style="border: 1px solid black; padding: 10px; text-align: center;"><p>ORDER DENYING MOTION FOR RELIEF FROM THE AUTOMATIC STAY UNDER 11 U.S.C. § 362</p></div> <p>DATE: October 29, 2024 TIME: 10:30 a.m. COURTROOM: 1368 PLACE: 255 E. Temple Street Los Angeles, CA 90012</p>
<p>Movant: ARCHWAY BROADWAY LOAN SPE, LLC</p>	

1. The Motion was: ☒ Opposed ☐ Unopposed ☐ Not Prosecuted
2. The description of the Property or Nonbankruptcy Action to which this order applies is as follows (*specify street address, legal description, personal property description or Nonbankruptcy Action*):
- Commercial real property located at 737 South Broadway, Los Angeles, CA 90014

3. The Motion is denied: ☐ without prejudice ☐ with prejudice ☒ on the following grounds:
- a. ☒ Based upon the findings of fact and conclusions of law made on the record at the hearing
 - b. ☐ Unexcused non-appearance by Movant
 - c. ☐ Lack of proper service
 - d. ☐ Lack of good cause shown for relief from stay
 - e. ☐ No stay is in effect under:
 - (1) ☐ 11 U.S.C. § 362(c)(2)(A)
 - (2) ☐ 11 U.S.C. § 362(c)(2)(B)
 - (3) ☐ 11 U.S.C. § 362(c)(3)(A)
 - (4) ☐ 11 U.S.C. § 362(c)(4)(A)
 - f. ☒ Other (*specify*):

The Court rules as follows on the Evidentiary Objections to the Declaration of Alan Gomperts [Dkt. 231-3]:

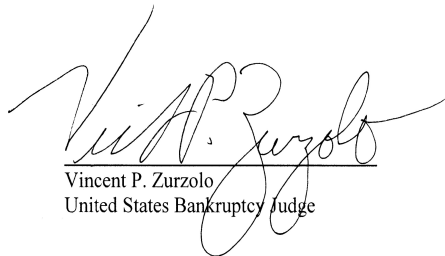
Sustained as to evidentiary objection numbers 1, 2, and 5.

Overruled as to evidentiary objection numbers 3, 4, 6, and 7.

4. ☐ Movant may not file another motion for relief from the stay in this bankruptcy case absent a court order authorizing the filing of another motion.

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Date: November 4, 2024


Vincent P. Zurzolo
United States Bankruptcy Judge